



PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.TorranceCA.Gov.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
[28CFR 35.102-104 ADA Title II]

HOURS OF OPERATION

Monday through Friday from

7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed:

Friday, August 8 and 20, 2014

CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS
CITY HALL, 3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503

WEDNESDAY, AUGUST 6, 2014

7:00 P.M.

*"In life, all good things come hard,
but wisdom is the hardest to come by."*

~ Lucille Ball ~

AGENDA

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
- 4. REPORT ON POSTING OF AGENDA**
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Friday, August 1, 2014.
- 5. APPROVAL OF MINUTES: 06/04/14, 06/18/14 & 07/16/14**
- 6. REQUESTS FOR POSTPONEMENTS**
- 7. ORAL COMMUNICATIONS FROM THE PUBLIC #1**
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking action or engaging in discussion on any item not appearing on the posted agenda.
- 8. TIME EXTENSIONS**
- 9. SIGN HEARINGS**

10. CONTINUED HEARINGS

- A. CUP14-00003: CHUCK MING KWAN (SANDRA WILLIAMS)
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a take-out only restaurant on property located in the C-2 Zone at 2140 Artesia Boulevard, #G. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 14-034)

11. WAIVERS

12. FORMAL HEARINGS

- A. CUP14-00017: AVIS RENT A CAR SYSTEM, LLC (SARKIS KASSARDJIAN)
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of an automobile rental business on property located in the H-PR Zone at 20125 Hawthorne Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 14-038)
- B. MOD14-00004, CUP14-00008, DIV14-00004: TERRY ODLE – MG2 (ROCK LOMITA LLC)
Planning Commission consideration for approval of an Addendum to FEIR SCH#2007121119, and for approval of a Modification of a previously approved Conditional Use Permit (CUP07-00016) at 2740 Lomita Boulevard. The Applicant proposes to modify the previously approved Project to eliminate the professional office and light industrial square footage, to reduce the amount of medical office square footage down to 71,000 square feet, and to provide for the development of 71,000 square feet of medical office and a 161,500 square-foot Costco warehouse club with a 20-position fueling station and carwash on the Project Site. Costco would vacate the 148,000 square-foot existing warehouse that it currently occupies adjacent to the Project Site. The Applicant also requests approval of a Conditional Use Permit to allow the construction and operation of the relocated Costco and all its related uses—fueling station, car wash, tire center, food service, and onsite alcohol tastings—and a Division of Lot to allow a three lot subdivision on the property, which is located in the M-2 Zone. The environmental clearance for this project is the 2010 Environmental Impact Report certified for the prior project approved at the site in 2010. The City staff has determined that pursuant to Public Resources Code Section 21166, none of the triggers that would have required further environmental review have occurred. An Addendum has been prepared pursuant to CEQA Guideline section 15164 to document this finding. (Res. Nos. 14-040, 14-041, 14-042, 14-043)

C. ZON14-00003, GPA14-00003, DIV14-00008: CHANDLER RANCH PROPERTIES, LLC / BRI, LLC / CHANDLER PERRIS, LLC

Planning Commission consideration for approval of a "City Boundary Modification" between Torrance and Rolling Hills Estates to allow the annexation/deannexation of 41 acres, a Zone Change and General Plan Amendment to designate the annexed land to P-1 Zone; Public/Quasi-Public/Open Space Land Use Designation, in conjunction with Tentative Parcel Map 72793 to consolidate multiple parcels into one, on properties located within the Hillside Overlay District in the R-1/R1-PP/A-1 Zone. The environmental clearance for this project has been completed by the Lead Agency, Rolling Hills Estates, which certified a 2011 Final Environmental Impact Report (SCH#2008011027) for the project and later adopted a 2014 Addendum pursuant to Public Resources Code Section 21166, determining that none of the triggers that would have required further environmental review had occurred. The City of Torrance is acting as a responsible agency pursuant to CEQA Guidelines Section 15096. (Res. No. 14-039)

13. RESOLUTIONS

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

A. Community Development Director Weekly Summary Report(s)

1. July 10, 2014
2. July 18, 2014
3. July 24, 2014

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

18. ORAL COMMUNICATIONS FROM THE PUBLIC #2

19. ADJOURNMENT